COMMONWEALTH OF MASSACHUSETTS

TOWN OF FALMOUTH

APRIL TOWN MEETING

Memorial Auditorium
Lawrence School
Lakeview Avenue
Falmouth, Massachusetts

MODERATOR: David T. Vieira
TOWN CLERK: Michael Palmer

Wednesday, April 5, 2017
7:00 p.m.

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# Special Town Meeting

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THE MODERATOR: All Town Meeting members please come forward; take your seats. Don’t forget to sign in. Attendance will be published in the Falmouth Enterprise.

[Pause.]

THE MODERATOR: Okay, all Town Meeting members present please come forward, take your seats. We need to establish a quorum to return to the Annual Town Meeting.

[Pause.]

THE MODERATOR: Okay, our tellers this evening: in the first division will be Mr. Netto; in the second division will be Ms. Cuny; and in the third division will be Ms. Schneider.

All Town Meeting Members present please rise for the establishment of the quorum and the tellers will return a count.

[Pause.]

THE MODERATOR: In the first division, Mr. Netto.

MR. NETTO: 33.

THE MODERATOR: 33.

In the third division, Ms. Schneider?
MS. SCHNEIDER: 53.
THE MODERATOR: 53.

In the second division, Ms. Cuny?

MS. CUNY: 82.
THE MODERATOR: 82.

By a counted vote of 168, we have a quorum and I call the Annual Town Meeting back into session.

All present please rise for the Pledge of Allegiance.

[Pledge of Allegiance taken.]

THE MODERATOR: At this time I’ll recognize our new Assistant Town Manager, Peter Johnson-Staub, for the invocation.

MR. JOHNSON-STAUB: I do exist.

[Laughter.]

MR. JOHNSON-STAUB: Lord, when it comes to meeting and communicating with each other, help us to be good listeners. Help us to be open-minded, putting aside our own agendas. Help us to be honest without being insensitive. Help us to be respectful without being too formal or artificial. Help us to question and challenge without being harsh. Help us to be
aware that this is just one moment, just one meeting. And lastly, help us to remember that you, too, are always meeting and communicating with us. Amen.

THE MODERATOR: Amen.

So we just received some good news this afternoon as I was driving down Thomas Landers Road this morning on the way to the State House for a formal session. Eversource had its trucks out at the driveway to the landfill and they’ve completed the hookup of the solar field in Falmouth.

[Cheers and applause.]

THE MODERATOR: Testing will happen again tomorrow and, after the final test in 72 hours the – after the final test is completed, it’ll go. So, Mr. Fox, on behalf of the community, we’d like to thank you for your tenacity and persistence, and your committee, moving forward and getting this project underway.

[More cheers and applause.]

THE MODERATOR: So, I got elected to my first position as a student representative to the Falmouth School Committee back in 1991, and
during that year another individual in this community got elected to the Falmouth School Committee. And unlike myself, who has come and gone into various positions, she has served continuously for the last 26 years as a member of that committee and for many years as its chairman. And tonight we’d like to thank and to recognize as her last Town Meeting as a Town Meeting member, Town Meeting Member Susan Augusta.

Susan, thank you so much for your mentorship when I was on the School Committee and your time, 26 years on the Falmouth School Committee.

[Standing ovation.]

THE MODERATOR: But we’re not going to let you off the hook as a Town Meeting member. We’re going to get your 40 in, right?

Okay, so let’s see. Last night we completed the budget and the next article that we had held is Article 23. Article 23, this is cost of living adjustments to raise and appropriate $450,000.

Madame Chairman for the main motion.
CHAIRMAN VOGEL: Mr. Moderator, I move Article 23 as recommended.

THE MODERATOR: As recommended. Mr. Lewis held this article. Mr. Lewis with us tonight? He’s not here tonight.

Any discussion on Article 23? Yes, Mr. Noonan.

MR. NOONAN: Mr. Moderator, just a quick question. Why was the 450,000 not carried in the budget instead of a line item?

THE MODERATOR: Ms. Petit.

MS. PETIT: Good evening. The last couple years we’ve been putting it in as a separate warrant article. It has the same funding source. And so we wanted to highlight it, so we pulled it out of the budget, but it operates the same way.

THE MODERATOR: Any further discussion?

Mr. Shearer.

MR. SHEARER: Dan Shearer, Precinct 6.

I’m just curious as to how you decide when a cost of living should be. I mean, right now there isn’t — we supposedly aren’t having a raise in the cost of living, so. Or is this
just an automatic thing that goes every year no
matter what?

MS. PETIT: This is for - the Town of
Falmouth has nine unions that we enter into
negotiations with.

MR. SHEARER: Uh-huh.

MS. PETIT: And so this set-aside,
which we do every year, for those negotiations
with the nine unions. We do not have a settled
contract as yet, but this is a set-aside.

MR. SHEARER: So it really isn’t a cost
of living, it’s just a bonus raise every year.

FROM THE FLOOR: No.

MR. SHEARER: What? Why?

THE MODERATOR: It’s set aside subject
to the contract negotiation for the cost of
living adjustment.

Further discussion on Article 23?

Hearing none, the question will come on
the main motion as recommended. All those in
favor, signify by saying aye.

[AYE]

THE MODERATOR: All those opposed no.

[None opposed.]
THE MODERATOR: The ayes have it unanimous.

Article 25. Madame Chairman for the main motion.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 25 as recommended.

THE MODERATOR: As recommended. This is to vote to supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereof, unless any such premium applied to the payment of the costs of issuance of such bond or notes, may be applied to pay project costs, and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied.

Ms. Schneider, or Mr. Schneider. Yeah. No, no, let’s do it with a microphone, please.

MS. SCHNEIDER: I’m sorry, I only held this because at the Precinct 4-7 meeting, we were told that there would actually be on Town Meeting
floor the actual recommendation given. It was not - it was corrected and they said we would hear it on Town Meeting floor. So we didn’t hear it the other night so that’s why I held it.

THE MODERATOR: Ms. Petit.

MS. PETIT: Yes, I don’t know, maybe there was some confusion. This article was written by our bond counsel and financial advisor. There was never an intention of making a change on Town Meeting floor. If I spoke at the precinct meeting and gave some indication that this was the article, then it was just a mis-communication on my part.

THE MODERATOR: Okay, so the main motion is as printed. Any further discussion on Article 25?

Hearing none, the question will come on the main motion. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.
Article 26. Finance Committee will make its recommendation on the floor.

CHAIRMAN VOGEL: The recommendation of the Finance Committee: that the sum of nine and a half million is appropriated to pay costs of design, permitting and construction of a new Senior Center. And to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said amount under and pursuant to Chapter 44, Section 1 (7) — excuse me, Section 7 (1) of the Mass. General Laws. Or pursuant to any other enabling authority. And to issue bonds or notes of the Town therefore. No sums shall be borrowed or expended hereunder unless and until that town shall have voted to exclude the amounts required to repay any borrowing authorized by this vote from the limitations of Chapter 59, Section 21C, of the Mass. General Laws, also known as Proposition 2 ½. Any premium recieved by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the costs of the issuance of such bonds or notes, maybe applied to the payment of costs approved by
this vote in accordance with Massachusetts
General Laws Chapter 44, Section 20, thereby
reducing the amount authorized to be borrowed to
pay such costs by a like amount.

Said funds to be expended under the
jurisdiction of the Town Manager.

Mr. Moderator, I move as recommended.

THE MODERATOR: Okay, there’s the main
motion, nine and a half million dollars for the
Senior Center and authorizing borrowing in excess
of Proposition 2 ½.

Our opening presentation, Mr. Vieira.

MR. VIEIRA: Thank you, Mr. Moderator.

Hello, I’m Jim Vieira, Precinct 6 and
Chairman of your Council On Aging. I hope you
all have a copy of the handout, because much of
what we’re going to cover tonight is on the
handout.

I’m here to speak about two items: the
need for a new center and what it is that the
Council On Aging does.

A little history. In the process of
preparing for tonight, I came across a letter
from Catlin Architecture to then Director of the
Senior Center John Magnani dated August 23rd, 2004. The letter referenced an ongoing Senior Center Feasibility Study. That study noted the rapidly aging population in Falmouth.

Thank you.

And the inadequacy of the existing center. Ultimately this effort failed due to problems with the site adjacent to the East Falmouth School.

Also in 2004, at the April Special Town Meeting, Article 21 voted $190,000 for repairs to the existing building. The explanation states: “Even though a new building is in the Capital Plan, these repairs need to be made.” So we know that 13 years ago a new Senior Center was already in the Capital Plan.

Soon after, another effort was started. This was in cooperation with a pool and a rink group. Again, issues for the site and jurisdiction prevented the project from going forward.

The impetus for a new center stalled after that, due to an unfavorable economy and the Town of Falmouth shifting their capital
priorities to water and wastewater.

Late in 2012, we started a new effort. We were informed that a new needs assessment was the first step. We were fortunate to have the Friends of the Falmouth Senior Center fund this study in its entirety. From that study, we found that the population trend identified in the old study was proven to be correct. By 2030, seniors will make up nearly half of Falmouth’s population.

Using public forums, focus groups, interviews and random surveys, the UMass Gerontology Institute arrived at the following conclusions. As our citizens age, they have a greater need for our services and participate in our programs and services at a higher level.

When you look at this slide, keep in mind that we’re talking about 11,000 people in this group. When you see that 50 percent of the seniors are definitely interested in our services, you begin to see how this impacts our space needs.

Take a look at the “I don’t know” column. Those are the additional users we have
the potential to serve with a new building and
the expansion of programs.

But probably the most significant
statistic is only five percent of all respondents
said that they are not interested at all in our
programs and services. That’s that tiny, tiny
amount right there.

Let’s talk about the mission for a
minute. The mission of the Council On Aging is
to advocate on the behalf of all residents who
are at least 60 years old. We address their
needs by identifying and developing resources,
providing information, referrals to other
community agencies, outreach, health services,
transportation, education, recreational programs
and activities. The Senior Center functions as
a prominent resource hub and focal point for
social and support services. We serve as the
gateway to the nation’s aging network, connecting
older adults, families and care givers to vital
community services.

This slide shows the breakdown of our
core programs. I’ll give you a few examples of
programs and services for each subgroup. Under
Outreach, we have such things as fuel assistance, counseling services, transportation to appointments. Our outreach staff provides services through home and office visits and telephone contact.

Under Support and Professional Services, we have legal consultation, tax assistance, and our hugely important SHINE insurance counseling program. Health and Wellness includes our education programs and workshops. Screening sessions for blood pressure and glucose. Fitness and exercise programs. And senior safety education.

The Social and Recreational component is what some of you might picture when you think of a typical senior center. While it remains an important part of what we do, it is only a small piece of what a 21st Century senior center provides our community.

Our bus trips, book clubs, lunch events, bridge groups and holiday parties all fit under the social and recreational heading. These programs are so important in combating the isolation that so many of our elder citizens
face. These programs fall into the Other
category in this pie chart.

Our vision is to create an environment
that will engage and support the healthy aging of
our residents. The investment in a new Senior
Center is an opportunity to promote Falmouth as
an age friendly community as we strive to age in
place. We must continue to plan for the
expanding demand for services and for the
shifting interests and needs of our senior
population.

Thank you for the opportunity to speak
once again on this project. I’ve been here for,
I guess, in front of you for the last seven or
eight Town Meetings and I’m really hoping that
we’re going to get the support tonight to get
this passed. And I’m going to turn this over to
Selectman English Braga and she’s going to talk
about the site.

Thank you.

MS. ENGLISH BRAGA: Thank you, Jim.

Good evening. Megan English Braga,
Precinct 8, Board of Selectmen. And I really
have the pleasure tonight to speak with you about
the site selection and cost, which I think is really the meat of what we’re here for tonight.

And I think everyone here has heard, before, the presentation or some version of it that Jim just gave us. And I think the one thing we all agree on is that the work that the Council On Aging and the Senior Center does now in the limited space that they have is really nothing short of miraculous and they’ve kept that going for a long time. So, I think that we’re starting probably from a base of recognizing that and we can move forward to the details of this proposed project.

So, as Jim noted, this project has been going on for quite a long time; well over a decade. We’ve had multiple working groups, needs assessments, feasibility studies. And, for many of you, you’ll recall that we started out with approximately 40 sites in Town that were identified and reviewed. We then narrowed it down to just a handful. And, in fact, the Gus Canty was the number two most highly ranked site throughout that process from the very beginning. And the site was designated as a site that seemed
positive for its central location, for the fact that it was part of that Main Street campus area. And some of the concerns that were noted were really around traffic and parking. And we’ll get to that in a moment.

So the current plan is for a 17,000 square foot building. It’s a stand alone building on the Main Street campus adjacent to the Gus Canty; although, as we’ll see in some of the pictures, there’s a hallway connector, an enclosed connection that would connect the Senior Center and the Gus Canty.

15,000 square feet of that building is for programming. And I’ll speak to that for a moment. We came to the number of 15,000 feet after a working group made up of Susan Moran, myself, members of the Town administration, as well as quite a few individuals from the Council on Aging, from individuals who actually use the Senior Center and from other citizens in our community, we looked at, we took time and we looked at the current programming, future projected programming. We all visited various Senior centers, both on the Cape and off Cape, to
take a look at what their square footage was; to hear from the individuals running the senior centers and those who used it any pros or cons that they would share with us. And we also thought about our fiscal limitations and some of the other competing needs we know we have in this community now or perhaps several years out. And that committee was unanimous in accepting the idea of 15,000 square feet of programming space.

The Board of Selectmen subsequently voted at our last meeting to include 2,000 square feet of additional space in the basement partially finished for storage only. Because one of the consistent complaints or needs that we kept hearing about, both through the current Senior Center and others, was a need for storage. So that’s where we arrived at that 17,000 square foot number.

The location, as everyone has heard, is adjacent to the Gus Canty, on that Main Street campus, but again a stand alone building. And I just want to note that, in all of the studies, as well as in the programing group that I just talked about, the need for a stand alone building
was really clear.

So, some of the positive aspects of the site on Main Street include: it’s a site that the Town controls. We don’t have to have question marks about the ability to enter into a purchase and sale of this piece of property. It is in a highly visible area. It’s certainly in a safe area. It has access to public transportation, and pedestrian access.

The availability of shared programming with the Gus Canty is a piece that I think is, is really critical.

THE MODERATOR: Ms. Braga?

MS. ENGLISH BRAGA: Yes.

THE MODERATOR: We’re at ten, so how much more do you need?

MS. ENGLISH BRAGA: I would say probably five minutes, please.

THE MODERATOR: Five minutes.

All those in favor, signify by saying aye.

[aye.]

THE MODERATOR: All those opposed no.

[No.]
THE MODERATOR: The ayes have it; you have an additional five.

MS. ENGLISH BRAGA: Thank you.

One of the pieces about being next to the Gus Canty is that there is real flexibility and connectedness in programming. There’s a complimentary nature that happens with the Gus Canty in its high peak use times and the Senior Center. Already, activities take place through the Council On Aging at the Gus Canty. And there’s an ability for there to be an enhancement of that, as well as for that relationship to go the other way. And so that flexible use of space is a key piece to, I think, maximizing the resources that we put into this project.

Additionally, it really promotes and encourages inter-generational programming which, I don’t think I need to tell anyone here, all studies show that both young people and older people really benefit from those relationships being supported. And that really becomes a main positive piece of this location.

Additionally, the Council On Aging hadn’t asked for gymnasium space, but certainly
there is space at the Gus Canty. I know we’ve talked about it; it may not be the top wish list of everybody to utilize the space at the Gus Canty, but again, we have to think about this project as we look at the Town as a whole and what our budget constraints are. That gymnasium at the Gus Canty is not used by children during the day because they’re in school. So there’s some natural, again, a natural fit, there.

Additionally, there is the potential for overlap for maintenance and operating costs for these two buildings, because they’ll be next to each other. Which, as we look long term and think about the operating costs of this project, that’s a positive, as well.

Let me touch on the piece that this is a conceptual plan only. Not because it hasn’t been well thought-out or talked about for well over a decade. It’s conceptual in terms of the layout of the building because that’s as far as we can go because of procurement laws. So, again, we’ve had professionals and there’ll be some discussion of that when Wendy Vogel talks about the numbers with this project. We’ve had
a professional assessment of where this $9.5 million number is coming from, but the actual what the building will look like inside, how it will be broken down, hasn’t happened yet because we have to go through procurement. The architect that we’ve had work on this has gone as far as he can under the requirements of the law. And, again, that leaves some opportunity for the community to interact and give their input about the way in which this space is formulated and what it looks like.

Let me return to the concern about traffic. That was one of the key pieces that - one of the key concerns noted during the feasibility study about this location. We actually have - and let me see. Peter told me to try new - okay, here we go. We are trying to address that issue by creating a second entrance from Main Street. This is the proposed building. Sorry, I know it’s a little bit hard to see. So, we’re talking about a second entrance for Main Street, as well as a one way exit that goes all the way out to Dillingham.

We’re also trying to address some of the
parking concerns. We have proposed additional
parking here, and here. Again, we’re not saying
that that’s for seniors to use, to have to walk
all the way up to this building. But at times,
when there are other activities going on, it
creates a significant amount of additional
parking.

The last piece. Many of you know,
because you’ve been involved in this conversation
for a long time, that other sites were proposed
that would have required the movement of an
athletic field before the building could be
built. This project as it is conceived of here
does not require that. The football field does
not need to be moved, although I can tell you
that the School Committee voted last night to
move the field. But we don’t need to wait. The
drawback on some of the other plans are you have
to wait one or two years until a new field is
built before you can start construction.

The seniors in this community have
waited a very long time for this project to come
to fruition. It’s a project that just doesn’t
benefit – it doesn’t benefit just our seniors,
but all of us. We all have family members, individuals, who we hope can age in a healthy way, age in place, remain in our community. And that’s what the Senior Center provides.

So, again, we believe that this location really maximizes the ability for the Town to move forward on this project, create a community resource that can be used and enjoyed by a large number of our citizens, as well as really build on the programming and service needs that we know our seniors need now and in the future.

So, certainly happy to answer any questions at the end of the presentation, but we hope for your support.

Thank you.


CHAIRMAN VOGEL: Good evening. Wendy Vogel, Precinct 4 and Finance Committee Chair.

I’m proud to stand before you tonight with a cost estimate for the new Senior Center. I have been on the site selection committees for over three years. It’s been a long and very, very thorough process. This is a smart consensus location that will give our deserving
seniors the facility that they need.

We took the estimate that was provided by the architect in the Finance Committee and the subcommittee which was made up of John Scanlan and Keith Schwegel spent a lot of time looking at the numbers. So I’m going to show you the slide with the numbers.

So, the hard costs. This is an architect that has built a number of Senior Centers and has a very good handle on the overall costs of building them. Hard costs of 6.9 million. The soft costs, which is your architect, project management and bonding, 1.2 million. Contingencies for various things within the construction process are 15 percent, which is another 1.2 million. That brings the total design and construction cost to 9.3.

But then my subcommittee reviewed the numbers and they wanted to put the additional 400,000 of contingency on this project so that it would have the funding that it needed to go forward and be completed without having to come back and ask for more money. They felt pretty strongly about this because, while we’re not in a
time of significant inflation, construction costs are rising right now more than perhaps the rest of inflation. So we added the contingency of 400,000 to make sure that we would have enough to do the job and do it right.

There’s a balance of funds previously approved of 250,000, and that brings the funds requested total to 9.5 million.

The tax impact of this proposal – first, I should note that the Senior Center has been in the Town’s Capital Plan for more than ten years. This has been on our radar. We’ve known it was coming and now we finally have a wonderful location and a plan to move forward with it. It requires a two-thirds majority vote from Town Meeting and approval of the debt exclusion ballot question.

So, if it’s approved tonight, the Board of Selectmen will draft the ballot question that will go on the ballot.

The debt fits within our fiscal policy.

If you have questions, or actually I think Jennifer’s going to get up and show the debt drop-off slide. This does not require an
increase in the tax levy beyond the allowable 2½ percent and new growth.

I hope that you vote in support of this project that the seniors have been waiting more than a decade for.

Thank you.

MS. PETIT: If you recall, I showed this slide last night when I was presenting the budget.

I don’t think – no. Okay.

If you look at -- it’s the third bullet down. It’s like the pink right there.

FROM THE FLOOR: Can’t hear you.

MS. PETIT: Oh, I’m sorry.

If you look at the third bullet down, it’s the pink. That’s when the first year of principal and interest will start to be paid.

But the real issue is if you look at the $10.3 million over in 2013, we have been able to steady the tax levy with our capital projects, and what we voted in the Senior Center has always been incorporated into this plan. It was to be incorporated in the plan when I started almost five years ago; it was a directive from the Board
of Selectmen.

So this does incorporate the costs of the 9.5 million. The estimated principal and interest date would be 2020, but you can see there is adequate debt drop-off to support this project.

[Pause.]

THE MODERATOR: I just want a clarification. Can we go back one slide, please? The last bullet point.

MS. PETIT: Yeah. I mean, it says - can we go back one more?

THE MODERATOR: No, the one that you were just at. Yeah - oh, in the middle of those two. There you go. Thanks.

MS. PETIT: Where it says “Does not require an increase in the tax levy beyond allowable 2 ½ percent new growth”. What that is stating is that, because we fit the debt in our debt drop-off, that window of opportunity, it will not - it steadies the levy so it will not increase the tax levy beyond the allowable 2 ½ percent that we use. We always increase – it’s proposed to increased the tax levy year of the
2 ½ – Proposition 2 ½, but because we use our debt drop-off, it is incorporated into that.

So, it is excluded debt, it is a ballot question, but it fits nicely in our debt drop-off so we don’t artificially increase the levy.

THE MODERATOR: So that’s the old window of opportunity that Mr. Boyer used to talk about. The window’s open, so this – but you are authorizing a Proposition 2 ½ exclusion and then it goes to the ballot for the vote.

Okay, discussion on Article 26.

Mr. Stecher.

MR. STECHER: I just have one question. And that is that, in looking at the map that’s enclosed in the Town Meeting warrant, it looks like there were lines drawn for 100 year flood zones, and is this Senior Center going to lie in the flood zone?

THE MODERATOR: Mr. Patterson.

MR. PATTERSON: The architect that did the conceptual layout and actually included the basement, shows the elevation of the basement floor at 17 feet above mean sea level, which is well above base flood elevation by at least five
feet. I think it may actually be seven feet.

MR. STECHER: Okay, so that means the basement can never be used for anything except storage?

MR. PATTERSON: No. It means it’s well above forecasted highest flood elevations. And wave action, too.

MR. STECHER: Okay. Thank you.

THE MODERATOR: Okay, Ms. Murphy.

MR. MURPHY: Thank you, Mr. Moderator. Good evening, ladies and gentlemen. I am Carol Murphy, Precinct 9.

I will not support Article 26 and neither should you. And here is why. Location, location, location. Those words are often used by real estate people, salespeople, to point out a quality location. The location of siting the new Falmouth Senior Center on Gus Canty Recreation Center property is all wrong. Falmouth High School, Brick Kiln Road site, was the best selection in ranking of the December, 2015, Falmouth Senior Center site feasibility study. Yet, the Falmouth Board of Selectmen went against those findings and
determined to place the new Senior Center on a
tiny plot at the Gus Canty Center with the lowest
ranking, where a playground now exists.

An emotional appeal at the October 17, 2016 Selectmen’s meeting by teenagers using high
school playing fields, the Falmouth School
Athletic Director, and members of the Falmouth
School Committee persuaded Selectmen to choose
the Gus Canty location. We must not allow
emotions to overrule commonsense in siting this
building. We must not allow a cheapened version
of what is needed as acceptable after waiting so
long.

We must not allow a two story building
next to Gus Canty Center as the site for the new
Falmouth Senior Center. To this, the Board of
Selectmen now ask us for $9.5 million. This is
the site rated the lowest by a commissioned
$50,000 study of possible locations for the new
center. The location would cram a 15,000 square
foot, two story building into an area that offers
no easy access or exit from its parking lot.

Multiple stairways and an elevator drive up the
cost.
There is a steep slope behind the building leading to playing fields. A two street access and egress, Main Street and Dillingham Avenue, to and from the new building is proposed. How?

A Falmouth High School site adjacent to Jack and the Beanstalk, with a level surface and access/exit both on Brick Kiln Road was removed from consideration because of a large cost to relocate the field hockey playing field. How much was it exactly to move the field hockey field?

I walked that area today. In the study, it is the option 1B, pages 38 and 39. That site would accommodate an easily accessible, one story, 15,000 square foot building. Good for those of us with sight, hearing and mobility conditions. One story would not need an elevator or multiple stairways.

We seniors deserve better. Tonight it’s all about the money, folks. If you give them the money and Article 26 is passed, any reconsideration of a different, accessible location with the desired components in a new
Senior Center is lost.

At present, no plan exists. Diagrams of a one story and two story building are presented on pages 55 and 56 of the December, 2015 Falmouth Senior Center Site Feasibility Study. In the back of tonight’s warrant booklet, a small yellow outline of the building footprint is shown at the Gus Canty Center playground. I cannot possibly imagine a senior citizen-friendly building with an elevator and multiple stairways at two stories being placed there.

The Feasibility Study also includes numerous offices for a staff of 20. Selectmen want $9.4 million to be put up first by passage of Article 26. What bank loans money to anyone without a demonstrable plan?

Yes, many people have been waiting for years for a new Senior Center. Let’s do it right, with a clear plan at a good location. A good example of this is the Mashpee Senior Center, one story and very inviting. Let’s not rush to get it over with and done with at the least possible cost. We will end up with a
user-unfriendly, poorly accessible space for
senior citizens.

Ms. Bishop, Mr. Vieira, thank you for
the many hours you’ve spent on this project.
But we need a better site and a complete plan for
the new Senior Center. Mr. Chairman and Board
of Selectmen, go back and work with the Falmouth
High School on option 1B from your study, then
come back to Town Meeting in November with a
better location and a clear, demonstrable plan.

Please do not give them the money.

THE MODERATOR: Okay, Ms. Swain.

MS. SWAIN: Hi, Brenda Swain, Precinct
6. I sit on the Council On Aging Board. I’ve
been part of the feasibility study. We’ve been
visiting many centers over the last four years.
I sat here in 2004 when we talked about the
Davisville Road site.

Having an elevator in a Senior Center is
not a bad thing. It gives people more of an
opportunity to get to where they need to go in a
shorter distance if they have mobility issues.
Just to address one issue that Carol brought up.

I feel as though there have been so many
emotions wrapped into this discussion over the past many years. The bottom line is we need a Senior Center; we have a window of opportunity here with our debt reduction.

We certain can continue to deal with the emotions that everybody feels around this, take it back to the drawing board and try it again, but the people who are going to make this work, the wonderful visionary Senior Center Director that we have and the committee that works with her, are ready to take whatever site we have and make it work for the seniors, and we are accepting and willing, all of us at the Council On Aging and on those feasibility committees that worked on this for so long, to accept this location.

Please vote this positively.

THE MODERATOR: Okay, in the center.

MR. CALLAHAN: Thank you. Jim Callahan, Precinct 5. I have a couple of quick questions, only.

We get lots of – you pick up the Enterprise and you get questions in there, comments about – I was hoping we’d get a
presentation by the YMCA or possibility the aquatic center and other groups in town. I mean, everyone is very interested in helping and making the town better. And I guess my question is: do these groups, maybe like a papal election, be forced into a room and to come up with something that they all agree on? Does the Council On Aging and the Senior Center people, do they talk to the YMCA? Do they talk to the aquatic center?

I mean, nine and a half million dollars, for those of us who are fiscally responsible for the Town, is a lot of money, where maybe you put a lot of money into a YMCA or something and that would literally be something that all the people in this town, including our kids -- and we need a pool in this town, for example. That’s a comment.

Another question is, was there ever a thought of just increasing the size of the Center Dillingham? I don’t know, I’ve only been in there once. But is there a second floor? Or are they going to turn that into the parking lot for the Senior Center Gus Canty? I just
question some of the, you know, decisions. It
doesn’t seem quite as clear to me as it should.

Thank you.

THE MODERATOR: Okay, who wants to
address the?

MR. JOHNSON-STAUO: Mr. Moderator.

Mr. Moderator, I’ll take a shot at a couple of
those questions and perhaps Jill Bishop can
follow-up.

First on the question was there a
consideration of expanding the Gus Canty Center.
That was looked at as an option in the
feasibility study and was rejected for reasons of
the current conditions and the cost to accomplish
that.

Your other question related to the YMCA
and, you know, I think I would start to address
that by saying that the mission of the YMCA and
the Council On Aging and the Senior Center are
really very different. There could be a pickle
ball court need met by the YMCA but, as you have
heard, that is not a core function of the Senior
Center. Meeting competitive sport requirements
of a group of a hundred people is not a core need
of the Senior Center. So, we can certainly have
dialogue with the YMCA folks. I think it’s a –
you know, it would be wonderful if we had a YMCA
and a Senior Center, but they don’t do all of the
outreach and the professional services and the
referral and the non-exercise-oriented social and
art sort of activities that go to the core of
what the Senior Center provides.

THE MODERATOR: Ms. Moran.

MS. MORAN: And while Jill’s coming up,
the other things I wanted to mention.

When Megan and I ran the Programming
Committee, we did look at pulling programs
together, consolidating efforts, thinking, you
know, there may be a cost benefit that might be
positive. And, in addition to the programming
in needs part not really supporting that, we also
looked at other projects that had tried to
include a community pool with Senior Centers, and
they had failed. It was too expensive in
addition to being not compatible. So that’s – we
did look at it seriously and it – we did not
recommend it.

THE MODERATOR: Ms. Bishop.
MS. BISHOP: Good evening. Jill
Irving Bishop, the Senior Center Director.

Peter, great comments, well said. We
did have many conversations with the YMCA and
with the pool groups, both pool groups. And
I’ve had dialogue with them over the past five
years. We are in full agreement of wanting a
pool in this town and a YMCA would be fabulous.

If you look at the pie chart on the
handout, you will notice that more than 50
percent of what we do are support service and
outreach and advocacy. So our intention, like a
lot of other organizations within our community,
we build partnerships, such as with Atria for
swimming, or with the Service Center with the
Food Pantry. And we do those things and we
would do them as well with a pool group or a
YMCA. But we need to focus on the Senior Center
and the core mission of what we do.

Thank you.

THE MODERATOR: Okay, Mr. Murphy.

Kevin Murphy.

MR. MURPHY: Much too many Murphys in
this town these days.
THE MODERATOR: I know, I’ve got to
start putting first names on the list.

MR. MURPHY: Not a problem.

Mr. Moderator and Town Meeting members,
some 14 years ago when I entered my first term as
a Selectman, one of the first things that was
evident was the need for someplace for our aging
population to have and to grow in. And that was
a Senior Center. Over that period of time while
I served for nine years, we extensively looked
into the expense of some $50,000 study whether a
pool could work and could have a pair. We tried
an ice arena and a pool together. We know how
successful Falmouth Ice Arena is. They didn’t
work together because a pool is a drain on a
budget. It sounds great, but it’s a drain on a
budget.

If the Falmouth YMCA or the aquatics
group wants to do a pool, I’m sure we’ll all
support it, but as a businessman and someone who
knows the Town budget, it’s not something that we
can enter into and think that we’re going to have
a payback. It would be a drain on the system.

Now, focusing on this particular center,
it’s not going to be everybody’s prime location. But I want to address one major issue. It is the fact that some 14 years ago the seniors were on the list; they took a step back because we needed the school. They took another step back because we needed to put more money into a school.

A community is judged on how they treat their young and how they treat their aging population. We have spent hundreds of millions of dollars in infrastructure for our young in this community. That includes schools and that includes the recreation center. We are asking and they are asking for $9.5 million for our aging population. It may not be something for everybody, but some day I will guarantee you that, as you age, you might have to use it for one of those particular curriculums that they talk about.

Folks, I will tell you that we’ve studied this on and off. It is the senior’s time. It is in the Capital Plan. They have taken a back seat more than once over these 14 years. And do you know why? Because they have
given to make this Town a great Town. It is now
time for us to give them a location. It is now
time for us to build a facility for them.

Thank you and I hope you vote this and
move on.

THE MODERATOR: Mr. Crocker.

MR. CROCKER: Mr. Moderator, ladies and
gentlemen, I’d like to take this time to say that
I am in favor of the Senior Center being in the
Town of Falmouth and where the location is going
to be. The purpose of the location I like is –
and I’m a senior, now, ha, as you know – is that
the location’s ideal for the safety of the
seniors. And I mean in this way: if we put the
Senior Center out in the other parts of Falmouth,
the lighting facilities and for people to go, the
other people, something might happen to them out
in that area. Where they’re close in Town, next
to where the police station and the fire
apparatus is, that the seniors can have response
time to be taken to the hospital. And we have
to look on the safety of the seniors and myself.

Now, Mister – over here, Murphy,
mentioned about if you have a chance to use a
Senior Center. I had a chance to use a Senior Center because I - as you’ve gotten aged, you want to do your federal income taxes; they provide somebody to do it for you for nothing. And I used the facility for the first time.

So I vote for you people as a Town Meeting members and I’m proud to say that I’ve been, as you know, 55 years serving the Town of Falmouth. But I would like you all to vote this in and the location and the safety of the seniors.

Thank you very much.

FROM THE FLOOR: Vote.

THE MODERATOR: Okay, Ms. Finnell.

FROM THE FLOOR: Vote.

MS. FINNELL: Margo Finnell, Precinct 8.

I’m still not exactly clear as to whether or not this is a permanent tax increase of nine and a half million. Can somebody clarify?

THE MODERATOR: The increase would be for the term of the borrowing and then once you pay it off, it goes back down.
MS. FINNELL: So this is not an override?

THE MODERATOR: It is an override, but the override is so that you can exclude the debt, but you have other debt that we’ve taken years ago that’s going to retire. So we’re going to fill the actual payment amount with that window of opportunity and, over the course of the debt service on this project, it’ll go down and then there will be a new window of opportunity in, I don’t -- 20 years.

What, are you going to bond 20 years?

MS. FINNELL: So our taxes could lower when this is paid off?

[Laughter.]

THE MODERATOR: They could, if Town Meeting stops voting other projects [laughs.]

MS. FINNELL: So --

THE MODERATOR: Theoretically they could.

MS. FINNELL: Okay. And the other question I have is, in the feasibility study for the sites, the Gus Canty Center was rejected in the very beginning in the executive summary of
that study, the December 2015 study. Why has it been brought back in for consideration when it was rejected?

THE MODERATOR: Ms. Braga.

MS. ENGLISH BRAGA: If you take a look at when they weighted the different sites, Gus Canty, again, there was – it was highly rated. They noted problems, again, with some parking, some concerns about whether or not there was room for green space, for outdoor activities, as well as traffic flow.

We are addressing those issues, we believe, in this plan. And again, while this does not require a field to be moved, there is clearly green space around the Main Street campus, and if the field is eventually moved it opens up some other opportunities for additional parking, perhaps, as well as some green space.

So, again, the project always – and, I’m looking at it here – when there were the ranking of facts and it goes through 24 different criterion of how the sites were ranked, and the Gus Canty’s number was 46 when you added everything up, which was lower than the Brick
Kiln location, but it was the second after the Brick Kiln location. And again, the three concerns were green space, traffic impact and parking. And we believe the plan that we have is addressing those issues the best that we can, given the space. And clearly the conversation will go on about whether there are other ways to better the traffic concerns.

One other piece I would just note because I was remiss in my presentation. It doesn’t require the movement of a field, but we will – it does require the movement of a playground. Replacement of that playground has been budgeted for in that 9.5 million. We recognize the significance of that playground to the Gus Canty and we are in constant conversations and we will continue to be, with the Rec Committee, if this project goes forward, to find the best site on the Main Street campus for that playground. I don’t want to diminish the fact that that’s an important playground for the Gus Canty and certainly we appreciate the flexibility around that.

I hope that answers --
MS. FINNELL: So we don’t yet have a plan for replacing the playground?

MS. ENGLISH BRAGA: No. We do. We budgeted for it.

MS. FINNELL: Well, where will it be?

MS. ENGLISH BRAGA: That’s going to be an ongoing conversation because, again, that’s part of what we’re going to communicate with with Rec Committee, so --

MS. FINNELL: So we don’t yet know where it’s going to be?

MS. ENGLISH BRAGA: It will be on the Main Street campus near the Gus Canty. It’s not going to be somewhere else in the Town. Where specifically on the green space available it’s going to go? We don’t have a design for it yet because we don’t have an architect that we’ve procured. But we’ve had those conversations and the Rec Committee voted to support this. I don’t know if Ms. Cuny wants to speak on it further, but that conversation is ongoing and there’s no – no question that that’s going to be replaced.

MS. FINNELL: And another question is:
is there room for expansion in the concept of
having it at the Gus Canty the way it is
presented now? Is there room for expanding it
if we wanted to go and make a larger area for
programming?

MS. ENGLISH BRAGA: There isn’t room
for expanding the physical space of the building,
but part of the benefit of locating it there is
we have built in a natural expansion, which is to
help utilize some of the space in the Gus Canty
which is a very large building and has thousands
and thousands of square feet of space that
currently is already used to some degree by the
Council On Aging for programs during the day;
that will continue. I know there’s already been
considerable conversations between the Council On
Aging and the Rec about some of that
collaborative sharing of space and programming.

So it — it allows for it without us
paying for it. That’s one of the benefits.
We’re not paying for five or 10,000 more square
feet of a building; we have it there.

MS. FINNELL: So it would be using the
Gus Canty, what — what’s left over would be the
Gus Canty. It wouldn’t be new expansion if we wanted a Senior Center of 25,000 square feet. We wouldn’t be able to do that at this site, is that clear?

MS. BRAGA: No, we wouldn’t. We wouldn’t expand the 15,000 square feet to 25,000.

MS. FINNEL: I would urge you not to vote this tonight. I know everybody wants a Senior Center. I want a Senior Center, and it’s time we have a Senior Center, but I think we need to do it with a better plan. We need to come back in November with a better plan and do it right.

Thank you.

THE MODERATOR: Okay, Mr. Cook.

MR. COOK: Peter Cook, Precinct 6.

I have a question which I haven’t seen in the plan and maybe -- I know that -- I work at the library so I saw you come through for many a discussion.

But my question is is that obviously the traffic is a big concern to me. If anybody here has ever gone in and out of the Gus Canty Center, you know, to deal with 28, Scranton Avenue,
traffic in and out of 7-11, the police station, all that there. I would think that in this plan you would have to have a traffic light put into the plan and also a traffic feasibility study because, if you build it, they will certainly come. If you build a really attractive Senior Center. I think we need to have that as part of the plan before we can vote on something that’s $9.5 million. Any building project in town, whether it’s a private developer or a town project, needs to have that study so we know the impact of such a project in that area.

THE MODERATOR: Okay, the other Mr. Murphy.

MR. MURPHY: Hi, Dennis Murphy, Precinct 5.

My question is, Ms. Moffett, I heard several times about using the existing Gus Canty gyms. And you mentioned that the kids don’t use it during the day because they’re in school. Kids are in school less than half the year. They’re in school 180 days out of 365. Those other 185 days, who’s going to get it during the day?
My concern is because we’re already – I know you’re going to relocate that playground; the kids are already going to have to go further away from Gus Canty, which is tough on the parents who are there watching their kids if they can’t keep an eye on a kid that’s playing a game and keep an eye on a younger kid that’s playing. But now these events that are happening during the day for the seniors on those other 185 days a year that the kids aren’t in school, Are the kids going to get bumped out because of that?

My other concern is, of course, the parking. My office is one building away, there; I don’t want it to become parking for a Senior Center. It’s already become parking for Eastern Bank. And it is parking for Gus Canty, as well. So I just don’t know that there’s been enough – and I happen to agree with Peter Cook that there should be a feasibility study on that traffic. I spent about a decade on the Zoning Board. Every single project anywhere near a traffic site had a feasibility study; this should certainly have one, too.

THE MODERATOR: Okay, Ms. Cuny.
MS. ENGLISH BRAGA: Mr. Moderator, if I could just speak to the --

THE MODERATOR: Yes, Ms. Braga.

MS. ENGLISH BRAGA: traffic piece just for one moment.

THE MODERATOR: Yes.

MS. BRAGA: Certainly if the School Committee’s plan to move the field takes place, or when it takes place, that gives us some opportunity to perhaps have a two-way entrance from Dillingham Avenue, additional parking. There - again, we don’t want to promise anything that isn’t part of the concept now. But if that field is ultimately moved, it does, we believe, address some of those concerns that you’ve raised.

THE MODERATOR: Ms. Cuny.

MS. CUNY: Sandra Cuny, Precinct 2, Chairman of the Falmouth Recreation Committee.

The Committee has met numerous times and discussed this. I’ve met with the Town Manager, Council On Aging. We are unanimously in favor of this site. We think it’s a wonderful site. I think where it’s going to go, being attached to
the building, is going to be beneficial to everyone.

The only concern of the Recreation Committee is the statement that says it does not require the moving of an athletic field. Because the Recreation Committee, when we voted last year to unanimously support this, it was with the understanding that the football program would move to the High School.

Now, I do understand that there’s been a vote that was taken, but it really hasn’t been made public and I didn’t know if Nancy Taylor or somebody was here that could speak on that so that I could – and I’ll continue.

THE MODERATOR: I mean, it was mentioned in the presentation that the vote had been taken by the School Committee.

Yeah, Mr. Crotty, do – is Ms. Augusta here? Ms. Augusta. Anybody? [Laughs.] We’ve got nine of you. Ms. Welch? I mean, anybody on the ---

MS. WELCH [?]: On Monday evening at our School Committee meeting there was a unanimous vote to move the football program and
field to the Falmouth High School site.

[Applause.]

THE MODERATOR: Thank you.

MR. CROTTY: Aside from addressing that, I wanted to clarify an issue that the first speaker raised -

THE MODERATOR: Mr. Crotty, I’ve got you on my list for speaking.

MR. CROTTY: Huh?

THE MODERATOR: I’ve got you on my list for speaking, but Ms. Cuny still has the floor.

MR. CROTTY: Oh, I’m sorry.

THE MODERATOR: Yeah, I just – I thought you were going to answer the vote question. Sorry about that.

Ms. Cuny.

MS. CUNY: Okay, so knowing that that is going to move forward, that’s a huge piece of the puzzle. And I really think Town Meeting members and voters need to know that because, if we support this, we definitely want to support the moving of the program. And if you look at the diagram in the back of your book, and you see where the building is, it’s a great location, but
what you’re looking at also is — do you see the field? You’ll see the curb cut, the road will go down, they’ll have some parking in the back.

Now, with knowing that the football program is going to be moved, that’s going to give the Recreation Department and the Committee some input in this final design that we’re voting on, the monies that we’re voting on tonight. We will be able to better look in the back, “Now, where can that playground go?” Well, if we know the football program’s being moved, maybe it can go right there in front of the bleachers, next to the basketball court.

These are the things that we’re looking at and you can have a better picture — this is a package. This is an overall, wonderful project and I think it’s one that we can all be proud of if we do it right.

So, keeping that in mind, we do support this project; we hope it’ll move forward, but we hope it moves forward with everybody on the same page.

Thank you very much.

THE MODERATOR: Okay, Ms. Lichtenstein.
MS. LICHTENSTEIN:  Thank you.  Leslie Lichtenstein, Precinct 8.

I don’t have a dog in this fight, except for being a senior and enjoying the Senior Center.  But I did have a phone call and somebody wanted me to ask a question.  And the question was they believed that the School Administration Building, one of the big reasons it was not chosen was because of stairways and an elevator, and now the new building is going to have stairways and an elevator.  And they said why.  And so I said I would ask the question.  Can someone answer that for me, please?

CHAIRMAN JONES:  The major issue there wasn’t stairways and elevators.  It is that the level of that building that was going to be connected to the two buildings was going to be at a different ground level, so you would have a stairway from every single level; that there was no way it was going to happen.

There were many other issues with the Administration Building.  The Council On Aging was very adamant against that road even being worse than on Main Street, Falmouth.  So there
were two major issues, but when we looked to
trying to connect the two buildings, it was the
old building couldn’t be built at the exact same
level as the new building, and so you were going
to have a three or four step difference between
the different levels, and so that’s where that
stairway could have been a problem.

THE MODERATOR: Okay, Mr. Crotty.

MR. CROTTY: Walter Crotty, Precinct 3.

I’m also a member of the Recreation Committee and
the School Committee and the subcommittee to
relocate the fields out to the High School
campus.

So I wanted to clarify a point that the
first speaker made on the Selectmen’s decision to
not have it sited at the High School. The
Athletic Director and myself went and put
together a plot plan for moving the fields from
downtown – which, in my opinion, I think this is
a big town issue and hopefully we’ll come up,
maybe at the next meeting – this should have been
done years ago. I don’t know of any public high
school that doesn’t have their fields on campus,
and there are places to put it out there, and if
you put another building out there, you wouldn’t
have the square footage to move the fields.

So I think it wasn’t just the cost of
relocating the field hockey field. I think the
Selectmen realized that was an important priority
and that needed to be done.

And, just to add another dimension to
it, I think, as it was mentioned, the School
Committee and the school is unanimous in their
desire to have that put out there as soon as
possible. We’re in the process now of getting a
quote from a field engineer and what it’s going
to cost, and hopefully that may come up at the
next meeting, to approve that.

And, as Ms. Cuny said, I think you’re
going to need that space for other things out
there, whether it’s relocating the playground
area, whether it’s additional parking. So
hopefully, these are two things that will
coordinate. And I’d like you to give it some
thought, because hopefully it’ll come up very
soon at a meeting on the importance of having all
the fields on the High School campus. And not
just from – I mean, just from a coaching
standpoint and the waste of time to take kids miles to another field, the cost of doing it, the risk of students that are driving themselves getting in an accident going back and forth before a practice. There are so many reasons to have that field out there, and everybody is in favor of it and I think it will come up — I hope — at a meeting very, very soon.

So, if there’s any questions I can answer on the desire to do that. But I did want to clarify that I think that was the primary reason the Selectmen agreed to relocate it somewhere else. There just wasn’t space to move the fields and do that both.

Can I answer any questions for anybody?

Thank you.

THE MODERATOR: Mr. Shearer. Little Shearer.

[Laughter.]

THE MODERATOR: Younger Shearer, sorry.

[Laughs.]

MR. SHEARER: Littler, at least.

Douglas Shearer, Precinct 6.

Mr. Murphy said it perfectly before: it
is long, long overdue for a Senior Center.

However, I, you know, I agree with him fully there.

I was asked by somebody in my precinct to ask a couple questions. He happens to be a senior. He was adamant that we shouldn’t waste money on a pickle ball court; that’s his own decision. But a couple of questions to ask.

Ms. Braga said that we don’t have to move the field. It sounds like we are going to move the field. So my question for you, Jennifer, would be: is the window still open with another $3 million being spent to move the field?

MS. PETIT: I don’t have a cost for relocation of the field, but there is opportunity, and as soon as I get a cost estimate I can work that in it. It’s - I mean, the vote was taken last night. I don’t have it to work into the window of opportunity but I’ll definitely look at it when we get cost estimates.

MR. SHEARER: Okay. Is it fair to say that the cost of this project just went from nine and a half million to twelve and a half million, roughly? That’s the number that keeps getting
thrown around for moving the field, of $3
million. I don’t know if that’s accurate or
not; that’s up for you guys to decide.

At your presentation a couple Saturdays
ago, you had mentioned that we do not spend
capital expenses, our one time expenses, you
budget for those separately than revolving annual
costs. What are – and it has never been put out
there in any form that I have ever seen – what
are the annual costs to the budget for operating
a new Senior Center? Staffing, maintenance,
upkeep, personnel. Is it going to have a
cafeteria? Is it going to have all these things
that cost salaries, benefits, and so forth? Do
we have that planned?

THE MODERATOR: Okay, Mr. --

MR. JOHNSON-STAUB: Mr. Moderator, with
your permission I can address that question.

So, we had looked at the operating
costs; the feasibility study looked at the
operating costs, as well. The current estimates
that we have are conservative, which is to say we
believe they are on the high side. On the
expenses, the estimate from the architect is
$138,000 per year. That is before taking into consideration things like energy efficiency that we would hope to design into this project. That includes some costs that we know we would not have, such as it included an estimated increase in Meals On Wheels, which is just unrelated to the size of the facility. We have that program now and those costs won’t change. These – my point being these are very rough initial estimates, but it has been looked at.

On the staffing side, our estimate is in the range of $135,000 for three new positions. That includes a program coordinator, a maintenance worker and additional administrative support.

MR. SHEARER: So my quick math is around a quarter of a million dollars annually every year, forever. And then some. And, as we go up 2 ½ percent every year on the budget and cost of living increases and so on and so forth.

MR. JOHNSON-STAUB: That’s correct.

MR. SHEARER: Then, another question for – not to put Mr. Fox on the spot, but somebody from the Planning Board. If this was a
private project and not a public project, would there be on this site, without moving the football field, anywhere near the number of required parking spots for a project if any private citizen was putting this forward?

MR. FOX: [No mic:] Having done a site plan [inaudible] I think [inaudible].

THE MODERATOR: Mr. Fox, with a – Mr. Fox, if you could use the microphone, please.

MR. FOX: We have not been asked to do a site plan review; it’s Town property. But I think in general as a Town – the opinion of the Planning Board is many times we’re over-parked, and if we keep paving our whole town, we’ll have parking lots everywhere. I think the share parking lots in the center is a really smart thing to do and I am generally in favor of this plan.

MR. SHEARER: Thank you. I’m sorry, again, to put you on the spot for the --

FROM THE FLOOR: Question.

THE MODERATOR: No, he’s got the floor. Hold on. Go ahead.

MR. SHEARER: Sorry to put you on the
spot. I know you haven’t been out there and counted it. I know you – it was an unfair question to you. However, as somebody that has sat on the Planning Board in another town, it doesn’t even come close. Never mind if there’s a football game going on or a Commodores game going on. There are plenty of site issues there. It may be the only spot that we have, currently. It may be the spot that we have to do this at. But it is a concern.

Finally, this same senior that asked me these questions is very concerned about the costs going forward. Not for him, he was very successful, he’s done well, but his – two of his children are teachers. He is worried about them being able to come back to Falmouth to live. Because, as we’ve talked about in earlier articles, it’s hard for a kid here to afford to live here.

So, he’s worried when he leaves his estate to his children, that none of them will be able to afford it. It is something we need to be conscious of. Not only are the seniors – we’re worried about accessory apartments to take
care of our seniors --

THE MODERATOR: Mr. Shearer, we're at four minutes.

MR. SHEARER: Thank you.

THE MODERATOR: Okay.

Dr. Antonucci.


I strongly support this article. But I do want to raise a few concerns. The football field needs to be moved. We can't say it should be moved. It needs to be moved if this plan is going to be successful. You only have 136 parking spaces. You want to have an entrance onto Dillingham Ave. If you have a football game, a road run at Dillingham Ave., and a Commodores game, you're going to have a real tight site.

So I'm just urging Town Meeting tonight to vote for this, but come back in November and support the School Committee and vote to move the field. Which will probably cost about $4 million because you're talking lights, you're talking bleachers. But it should be on that site.
So, let’s not leave here tonight thinking that we voted the Senior Center yet we’re going to put the field aside; we can’t do that. That site will not work effectively if that football field stays there.

Plus it’s a very dangerous field. I had grandsons playing football there this year. The bleachers are an embarrassment. The field’s an embarrassment. It would make a great parking lot. We’d have a walking track for the seniors. So, if we leave here tonight committed to the seniors, committed to the high school students, we’ll be doing a great service to this town.

So, vote yes tonight, then leave this meeting and try to convince the rest of the citizens to vote in May. Remember, the field got turned down once before. You know why? We left Town Meeting, we voted it, and no one talked about it until election day.

So we need to be active, we need to be aggressive and we need to do what’s right for the town. So let’s do it. Let’s move on. Let’s get it done and let’s do it for everybody.

Thanks a lot. Have a good night.
[Cheers and applause.]

THE MODERATOR: Mr. Brown. Mr. Brown.

MR. BROWN: Hi, Douglas Brown.

I just wanted to address Ms. Finnell’s question about could we ever expand it. If we really find that this building’s not big enough, there’s room in the back to go out. We don’t want to and we probably don’t need to, but there is a possibility for that if we need to.

THE MODERATOR: Okay, Mr. Keith. Mr. Keith.

MR. KEITH: Brian Keith, Precinct 4.

First I’d like to say thank you to everyone that was involved in this. There was a lot of moving pieces. I understand there was a lot of detailed conversations that have had to happen to get us to this point.

I’d also wager that at this point we’re not going to sway any additional opinions, and I move to call the question.

THE MODERATOR: We have a motion to move the previous question; it requires a two-thirds. All those in favor of closing
discussion, signify by saying aye.

[AYE.]

THE MODERATOR: All those opposed no.

[NO.]

THE MODERATOR: The ayes have it by the two-thirds.

And the question will come on the main motion, which also requires a two-thirds. All those in favor of Article 26 as recommended, signify by saying aye.

[AYE.]

THE MODERATOR: All those opposed no.

[NO.]

THE MODERATOR: It’s the opinion of the Chair that the ayes have it by a two-thirds and I so declare. Is there a challenge to the Chair?

[ Cheers and applause. ]

THE MODERATOR: Challenge? If there’s a challenge to the Chair, will seven members rise to challenge the chair to count this vote. Are there seven members that want a counted vote?

Having only one individual, we will not count the vote and the two-thirds —

FROM THE FLOOR: [ Inaudible. ]
THE MODERATOR: No, it wasn’t you that questioned me. [Laughs.] But if you want to, you’d be the second one. [Laughs.]

All right, without sufficient number having arisen, the two-thirds stands and the article passes.

Article 27.

[Applause and cheers.]

THE MODERATOR: Madame Chairman for the main motion.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 27 as recommended.

THE MODERATOR: Article 27 as recommended. This is to transfer the sum of $65,000 from Certified Free Cash to purchase a new telephone system and related upgrades for Town Hall.

This was held by Mr. Cook.

MR. COOK: Peter Cook, Precinct 6. I just have a simple question. I’m also IT Department head for the Falmouth Public Library. In the interest of transparency for Town Meeting, and we’re spending $65,000 potentially, I simply want to know the name of the vendor and
the company that will be installing the system to
fix a voice mail system that’s been out for many
months at Town Hall. That’s my question.

THE MODERATOR: Ms. Petit.

MS. PETIT: Yes, this is being procured
from the state bid list and we’re looking at the
vendor Carousel.

THE MODERATOR: Okay. Further
discussion on Article 27?
Hearing none, the question will come on
the main motion as recommended. All those in
favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.
[None opposed.]

THE MODERATOR: The ayes have it
unanimous.

Article 28. Madame Chairman for the
main motion.

CHAIRMAN VOGEL: Mr. Moderator, I move
Article 28 as recommended.

THE MODERATOR: As recommended. This
is to vote to transfer the amount of $300,000
from Certified Free Cash for the construction of
a new skate park. This was held by Mister or
Ms. Alliegro. Okay.

MS. ALLIEGRO: Thank you, Mr.
Moderator. Mary Ann Alliegro, Precinct 7.

I just have a few questions about the
park. First of all, as is stated in here and as
we’ve been presented with this before, there’s
already been over $100,000 dedicated to it from
Town Meeting.

We did see some pictures of the original
park, that the property had been vandalized and
disrespected and not used properly. I have a
question about that coming up.

I have a question about what really will
be the total cost, because I saw some articles
online; it looks like a very elaborate park. It
seems to me the 300,000 more might not be enough.
I’d like to know from the committee how much more
they would be asking for.

And also I do have two other concerns.
Speaking with people who have parks in their
towns: drugs, actually, or safety. So will
there be some kind of monitoring at the park for
the safety of our children that would be going
there?

Thank you.

THE MODERATOR: Okay, Ms. Cuny, do you want to address that?

MS. CUNY: Sandra Cuny, Precinct 2. Chairman of the Recreation Committee. Mr. Moderator, can I ask Keith Bleiler to come down and set up for a slide show?

THE MODERATOR: Sure.

MS. CUNY: While he’s doing that, I’m going to give a brief history, and hopefully I’ll answer some of your questions. And then, after we do our presentation, if you have any questions after that, we’ll be happy to answer them.

Just a little history on the skate park. 1996, it was 21 years ago, the very first small skate park was created in collaboration with the Falmouth Recreation Department, the Police Department, the Board of Selectmen, the Falmouth Substance Abuse Commission, DARE, Falmouth Youth Council, and Falmouth Together We Can, Incorporated, of which I am the treasurer. And it was built behind the Police station, next to the Gus Canty where it was closely monitored. It
was fenced in at that time.

It was so successful, that first year, with over a thousand children participating, that a larger area was soon recognized as a need.

So the Recreation Department looked to developing a portion of land within the Trotting Park Field Recreational Complex. It was in November of 1998, November Town Meeting Article 37 that Town Meeting appropriated $53,000, and with this appropriation and the financial support from Falmouth Together We Can, the first permanent Town-owned skate park facility opened in 1999, and that’s the one that exists today.

About ten years later, Dr. Keith Bleiler gained unanimous approval and support from the Recreation Department, the Recreation Committee and the Board of Selectmen to start fund-raising for a new, improved skate park facility. As President of the Skate Park Association, he’s under the umbrella of Falmouth Together We Can, which has allowed him access to fund-raise for grants and tax deductible donations.

So, at this time if I may, I’d like to introduce Dr. Bleiler for a short presentation on
the new proposed park, and like I said, then
we’ll answer any questions that you have.

       Thank you.

       DR. BLEILER:   Ladies and gentlemen of
the town, Town Meeting members, I greatly
appreciate this opportunity to speak in front of
you tonight.

       That’s not me.   That’s our architect.

       [Laughter.]

       DR. BLEILER:   I used to really love
baseball.   In sixth grade, I could put a 60 mile
an hour fastball anywhere in the strike zone and
I loved pitching.   I could – I pitched a bunch
of no-hitters and even pitched a couple of
perfect games.

       In seventh grade I tried out for the
Junior High baseball team and that day the field
was too wet so tryouts were held on a downhill
asphalt parking lot.   The angry metal shop
teacher, who doubled-up as the baseball coach,
stood at the top of that parking lot and cracked
these vinyl covered baseballs down at us.   You
know, the kind where the second bounce is really
a nightmare.   I missed all three of those ground
balls and my baseball career ended right there on that parking lot.

Now, I’m not in favor of every kid getting a trophy, but since then I thought I should be the voice of the kid that didn’t make the team.

Since moving here in 2003, I also felt like we should modernize our skate park because the current one is outdated. Unfortunately it was outdated when it was first built, but it was a very nice gesture by the Town to provide something for the kids that was even better than the existing skate park behind the Police Department.

I formalized this intention to bring a new skate park to our town in 2008 as a private citizen group, the Falmouth Skate Park Association, working in association with a non-profit, Falmouth Together We Can.

In 2008, the kids quickly got behind the project. They understood that the current skate park didn’t have the features that a modern cast in place concrete skate park had that other towns were starting to build. This type of modern
skate park would feature bowls and fluid transitions between features without having to push.

Well, what are the reasons to have a skate park? Well, this town has had two successful skate parks. The first skate park behind the Police Department was a huge success, as Sandy said. This led to the current skate park that has a lot of widespread use since 1999. Currently there are an estimated 6.3 million skateboarders in the U.S. and only about 3500 skate parks available for them to ride. The need for more safe skate parks has never been greater.

A skate park is not just for skateboarders. It’s for bikes, it’s for roller blades. About 60 percent of users of skate parks nowadays are kids with scooters. But, modified wheelchairs and casual observers.

Skateboarding is popular. It’s the third most popular sport amongst kids age eight to 18, after football and basketball. Skateboarding will be featured in the upcoming Summer Olympics. The face of sports is changing. Skaters and users of skate parks are
athletes.

It’s a healthy, inexpensive outdoor activity that doesn’t require a team, coaches, travel, sidelines or a timer. It improves communities. It draws business to towns; I know I travel to towns with my kids. And it provides a safe place to recreate.

You probably remember where all the skateboarders went when there was no skate park. And if a city doesn’t have one, it is a skate park.

[Laughter.]

DR. BLEILER: No longer is a skate park a controversial topic.

Here are some towns that have gotten behind these projects. They’ve identified that this is a need for their town.

Here’s the Hingham Skate Park. The Rec Director there has told me that, out of all the pieces of recreational property, that this gets the most use.

This skate park in Scituate was just built. It’s a modest skate park, very inexpensive, right next door to an outdoor hockey
Holyoke. A town decimated by the economy, the opioid epidemic, has identified a need for a skate park and built this beautiful park that’s on par with ours.

Here’s a skate park in Greenfield, Massachusetts.

This is a park that’s much bigger in scale than ours. This is the Boston skate park.

This is not a rendering; this is an actual photograph. The Charles River Skate Park.

Here’s the Marshfield Skate Park. It’s about 50 minutes from here. It is on par with our skate park. It cost $500,000 to build. After in-kind donations it cost $435,000. I’m friends with the guys in Marshfield that had this built. You can see it’s getting some use today.

This was just completed in 2016. This town identified the need; they built it right downtown, and it went from idea to completion in three years.

Sandwich is currently undergoing the process to identify their need for a skate park.

The Town Manager there has requested that the Rec
Department ask for a million dollars to develop land near a new fire station.

The current skate park is off Trotting Park Fields Road. It’s in green. The proposed skate park is just a little larger than the existing one; it will be put just adjacent to that on Trotting Park Fields Road, slightly closer to the Little League Fields. Off to the right of that slide is the actual half a mile Trotting Park.

Here is a conceptual design of our modest park. It features bowls and plaza style features and it also has a center rain garden to catch a lot of the runoff from the water. This site doesn’t actually have any runoff issues. It’s already been surveyed and engineered.

Here’s a list of our donors so far. They’re not in any particular order except for maybe a chronological order. The Woods Hole Foundation, the Cape Cod Foundation, the Cape Cod Five Grant, the Lorusso Foundation, the Tony Hawk Foundation. We received actually one of the larger grants from the Tony Hawk Foundation for our project. The Kelly Foundation, the Falmouth
Road Race, Inc. - $50,000. Chapman, Cole &
Gleason, the Schwab Charitable Fund, and of
course we received the bulk of our funding from
the initial - what I thought was the initial
reasonable estimate of $185,000 years ago, but
construction costs have really sort of spiraled.
But so far we’ve raised $242,418. Privately.

The project’s endorsed by the Board of
Selectmen. Like Sandy said, I’ve been in front
of these folks three times. I’ve gotten to know
them all pretty well and I’m starting to learn
this Town process pretty well.

The Falmouth Rec Department and the Rec
Committee, the Falmouth Finance Committee, the
Chamber of Commerce, the Falmouth Police
Department and the Community Preservation
Committee.

So, one of the reasons this project took
so long to come up to this point was the cost.
We really needed a defined square footage to
cost.

THE MODERATOR: We’re at ten minutes so
could you --

DR. BLEILER: Ten minutes. Permission
to speak for two more minutes.

THE MODERATOR: Two more minutes?

All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: The ayes have it; you have two more minutes.

DR. BLEILER: So, in a competitive environment, there’s about 15 companies that are actually qualified to build these custom, cast in place concrete skate parks. Not the precast ones where they’re dropped in site on an asphalt slab. These companies are sought after. They’re about $50 per square foot. That’s right in line with the 10,000 square foot park that we have.

Our current funding is $210,000 after we’ve paid for the design, had the site engineered and surveyed, et cetera. The total cost that we would need in a competitive environment is $287,500, which is about 50,000 – I’m sorry, about $50 per square foot. Other parks in other towns have gotten this done for
that price.

If a contractor comes in and tries to
stick a bid at $80 a square foot, we’ll say,
“Sorry, we’ll have to postpone this.”
Thank you very much.

[Applause.]

THE MODERATOR: Ms. Lichtenstein.

MS. LICHTENSTEIN: Lesley Lichtenstein,
Precinct 8.

As the mother of a son who skateboarded
before we had a skate park in Falmouth on the
road and broke his wrist, and then the next day
when he went back to Falmouth High School managed
to get the cast in the door of Falmouth High
School and broke it for a second time, I urge you
all: please, vote for this.

[Applause.]

THE MODERATOR: Mr. Netto.

MR. NETTO: Joe Netto, Precinct 9.

I would hope that we would support this
article. I’m amazed: I’m at the Trotting Park
fields at least three out of every seven days a
week because I’m walking the dog and walking
myself, so to speak, and I’m amazed at the – it’s
usually around ten to eleven in the morning and
there’s always somebody there. Even on the cold
days of the wintertime.

Also I’d like to support the activity of
an individual sport, where it’s not organized. I
imagine there’s competition, but that’s great.

But one question – I fully will support
this, but there’s one question that I had for the
Town Manager as he’s going to be the person in
charge of the money, if I may.

Mr. Suso, are the – we have private
funds and now we’re having an inclusion of
$300,000 in public funds. So would this
process, this would go under the standard bid for
construction process, correct?

THE MODERATOR: Mr. Suso.

MR. SUSO: That’s correct, we’ll be
guided by state procurement law as to how we
proceed.

THE MODERATOR: Okay, Mr. Alliegro.

MR. Alliegro: Just a quick comment and
then a question. I was skeptical of this
project when I came here tonight. So I just
want to add my voice that what I’ve seen tonight
makes it look like a worthwhile project and I’ll be voting for it.

And my quick question is: what is our plan for the old skate park grounds, unless I missed the plan for that? Can somebody tell me what’s going to happen to the old space?

THE MODERATOR: Ms. Cuny.

MS. CUNY: The old space is going to continue. We’re going to keep it. It will just - it works great for the younger kids and it’ll give them that much more room to play. So, we’ll use the existing parking lot and it’ll just be an addition.

THE MODERATOR: Okay, Ms. Mase.

MS. MASE: Rose Mase, Precinct 3. I’d like to call the question.

FROM THE FLOOR: Yes. [Applause.]

THE MODERATOR: Motion to move the previous question. All those in favor, signify by saying aye.

[Meeting] [Aye.]

THE MODERATOR: All those opposed no. [None opposed.]

THE MODERATOR: The ayes have it; the
question’s been moved.

The question will come on the main motion.  The main motion, to transfer $300,000 from Certified Free Cash for the construction of the skateboard park.  All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR:  All those opposed no.

[None opposed.]

THE MODERATOR:  The ayes have it unanimous.

[Applause.]

THE MODERATOR:  Article 29.  Article 29, Madame Chairman for the main motion.

CHAIRMAN VOGEL:  Article 29, I’m going to read the new recommendation, and it is that the town vote to transfer the amount of $100,000 from the Waterways Receipt Reserved for Appropriations Fund for the purposes of this article.  To be expended under the jurisdiction of the Town Manager.

And, Mr. Moderator, I move Article 29 as recommended.

THE MODERATOR:  Okay, so the change
that you’ll see from your recommendation is
instead of coming from Certified Free Cash, it’s
coming from the Waterways Receipt Reserve.

This is for the repairing of the Town
bulkhead at Robbins Road.

Any discussion on Article 29? Hearing
none, then the question will come on the main
motion as recommended. All those in favor,
signify by saying aye.

[AYE]

THE MODERATOR: All those opposed no.

[None opposed.]

THE MODERATOR: The ayes have it
unanimous.

Article 33. Madame Chairman.

CHAIRMAN VOGEL: A point of
clarification. The $40,000 line item amount,
the transfer to – it’s Consolidated
Communication. It has very similar initials to
Conservation Commission, so I wanted to point out
that it is Consolidated Communication, there.

And, Mr. Moderator, I move Article 33 as
recommended.

THE MODERATOR: As recommended. This
is to transfer $1,245,000 from within the Fiscal
2017 budget. This was held by Ms. Alwardt.

MS. ALWARDT: Thank you and good
evening. Mary Ellen Alwardt, Precinct 4.

I stand to speak on this article tonight
not because I don’t support it for this Town
Meeting, only to say that it falls under the
category of: is it necessary? The number one
question in the front of our warrant booklets.

Town Meeting has been approving
transfers of very large amounts of money out of
the health insurance budget line item for the
last four or five years. They’ve been
transferring these monies under the same four or
five town budgets annually. As we can see by
looking back in our warrant books, these budgets:
Police, Fire, Veteran’s Services – that’s just to
name a few – have continually requested that
their budgets be increased to meet the demands of
their expenditures. And yet, the Health
Insurance budget continues to be increased year
after year, on top of over-budgeting in the
previous fiscal year.

Snow and Ice, another budget. We know
that Mass. General Law Chapter 44, Section 31D, gives the Town the authority to deficit spend the Snow and Ice budget, and include the deficit in the next tax rate without appropriation. The Town can choose to increase the Snow and Ice budget or not. Also under Mass. General Law Chapter 44, 33B, and I quote, “The Selectmen, with concurrence of the Finance Committee, may transfer within the last two months of any fiscal year, or during the first fifteen days of the new fiscal year, to apply to the previous fiscal year any amount appropriated to any other appropriation, except for the use of a municipal light department or school department.” Thus the total amount that we approved in April for the department budgets, like we did for this Town Meeting, doesn’t change. Only the amounts in the affected departments.

We’ve heard the words “on purpose”, “smoothing” and “funding within the budget”. We’ve been told that $3 million was turned back from Fiscal Year 2016 budget appropriations. We’ve been told that $5 million was underestimated in revenue in 2016. That
accounts for eight of the almost $11 million dollars in Free Cash that was Certified on July 1st. The Town can certainly afford, and should, to fund these budgets appropriately. Under-funding one budget – excuse me. Over-funding one budget and under-funding several others is neither appropriate or practical.

So, is this article necessary? No, it is not. Please, let’s not see articles like this in the future.

Thank you.

THE MODERATOR: Okay, further discussion on Article 33.

Mr. Noonan.

MR. NOONAN: In the budget I believe that we had a line item for special counsel of 150,000. So is this an additional 150,000 to special counsel?

THE MODERATOR: Okay, this is in the current fiscal year budget, so this would have been in your warrant booklet last year.

MR. DUFFY: Mr. Noonan, this is Frank Duffy, Town Counsel. I’ll answer your question.

This is a request to supplement the
current year’s budget, that is Fiscal Year ’17 to
finish out the fiscal year. There has been
previous money appropriated to special counsel in
preparation for this Town Meeting. We surveyed
all of the special counsel that are working on
the various cases and asked them to estimate the
amount of money necessary to complete the work
through the end of the fiscal year, and this
request is based upon their estimate.

And, just to remind you that in special
counsel we deal strictly with estimates because
we cannot really be precise. The only thing we
can do is wait and then determine what we
actually need and then ask for it as we need it.
I know Mrs. Alwardt made the comment about can we
appropriate the full amount of money at the
beginning of the fiscal year, and the answer in
some cases is really not very well, because
special counsel, like some of the budgets, is
reactive. We react to situations that happen
that we can’t plan for.

So this is the amount of money we are
asking to complete the fiscal year and complete
the existing cases that we are working on.
Thank you.

MR. NOONAN: Thank you.

Just one other question on legal. Could you tell me what we’ve spent on the windmills for legal? That’s just a general question.

MR. DUFFY: Well, we’ve been working on them for several years, sir. In my report, that it’s down here, I’ve given you the amount we’ve spent on special counsel for wind turbines this fiscal year, and I try not to – to just totally guess, but I can give you a couple of examples. For example, we spent $10,000 on special counsel for the Zoning Board of Appeals to handle one turbine case. We spent probably in the vicinity of about $300,000 on turbine cases this year. We’re hoping that this will be the last year that we’ll have to spend on them.

There’s a case that was tried in November in Superior Court; we’re awaiting a decision that may be determinative as to whether we go forward with other of these cases. But I’m hoping that the special counsel budget will return to normal probably next fiscal year.

Thank you.
MR. NOONAN: Thank you.

THE MODERATOR: Mr. Stecher.

MR. STECHER: I notice almost half of this is due to Snow and Ice removal. That’s $700,000. It seems to me that’s a lot of money to be short, considering the winter that we had. I just wonder why.

MS. PETIT: Yeah, that’s a good question. Sorry.

I just want to remind everyone: when we look at potential deficits for the fiscal year, and particularly snow and ice, we’re in a deficit. We projected and we wanted to make sure we had enough money in this line item. Right now, we’re in a deficit maybe about 500, 550,000. As you know, I think like a couple weeks ago we had a - you know, an incident. We probably needed some salt because of some ice.

So it is a projected deficit. It is a little high. We don’t expect that, but we wanted to make sure we had enough money in the line item when we transferred the money in.

THE MODERATOR: Okay, any further discussion on Article 33?
The question will come on the main motion. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: The ayes have it by a majority.

Article 34. Madame Chairman for the main motion.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 34 as recommended.

THE MODERATOR: As recommended. This is to vote to transfer the amount of $212,000 from Certified Free Cash for the purpose of funding line item 019415760, court judgments.

This was held by Mr. Netto.

MR. NETTO: [Inaudible.]

THE MODERATOR: Mr. Netto releases his hold. Any further discussion on Article 34?

Hearing none, the question will then come on the main motion as recommended. All those in favor, signify by saying aye.

[Aye.]
THE MODERATOR: All those opposed no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

Article 35. This is a Community Preservation Committee article. Madame Chairman.

CHAIRMAN CARMICHAEL: The Committee moves approval of the motion as recommended.

THE MODERATOR: As recommended. This is to see if the Town will vote to appropriate or transfer $362,000 from the Community Preservation Budgeted Reserve for the purpose of affordable housing to pay for the cost of acquiring property by Habitat for Humanity. And this at the location. Any discussion?

Do you want to do an opening presentation or go right to discussion?

CHAIRMAN CARMICHAEL: No.

THE MODERATOR: Okay, so questions.

Ms. Putnam.

FROM THE FLOOR: Do we have a map?

THE MODERATOR: Do we have a map, is that what you said?
FROM THE FLOOR: Yes.

THE MODERATOR: Is there a map, a graphic, or is it in the book? It’s not in the book, okay.

MS. PUTNAM: Rebecca Putnam, Precinct 9.

Considering this is for affordable housing, I thought that the Selectmen have an Affordable Housing Fund. Is this a project where we could use some of those affordable housing monies that have been set aside already?

CHAIRMAN CARMICHAEL: Habitat came to the Community Preservation Fund for the purchase price for the property, and it has plans to come to the Falmouth Affordable Housing Fund for maybe six to seven hundred thousand, as soon as the property – as the transaction is complete.

MS. PUTNAM: Through you, Mr. Moderator, how much funds are in that account currently?

CHAIRMAN CARMICHAEL: $949,000.

MS. PUTNAM: So could we not use those funds and give it entirely instead of using new funds? And that way we can just replenish next
year when we need to when we have to our usually Community Preservation Committee transfer of affordable housing funds that we don’t use?

CHAIRMAN CARMICHAEL: We have an article, transferring 300,000 to the Falmouth Affordable Housing Fund at this Town Meeting, asking the Town Meeting to do that.

Are you suggesting that Town Meeting ask Habitat to wait until – to start over and ask the – request the funds from the Falmouth Affordable Housing Fund?

MS. PUTNAM: The Board of Selectmen – we already have an account. You said 900,000 in it, correct?

CHAIRMAN CARMICHAEL: It’s the same money.

MS. PUTNAM: Okay. How much have we given out of that account currently to Habitat for Humanity to purchase the land?

CHAIRMAN CARMICHAEL: The purchase – the recommendation for 362,000 to purchase the land comes from the Community Housing Reserve in the Community Preservation Fund, as well as from the, I believe, from the Undesignated Fund
Balance. I’m not sure. I don’t remember for sure.

MS. PUTNAM: I think you’re misunderstanding me, but that’s okay.

CHAIRMAN CARMICHAEL: Well, say it again.

THE MODERATOR: So—so, we have to spend ten percent of Community Preservation receipts every year on housing. And we don’t do very well on spending that on an annual basis. And so some of it has been transferred into the fund that you referenced. Others, like this amount, needs to be spent. So we need either to go put it in the other account, take it out of the other account later, or give it to the Habitat for Humanity through this article.

So, I mean, you could put it into another account and then give it to them from that account, or you could just appropriate it directly to them.

[Laughter.]

THE MODERATOR: You know, it’s a half a dozen of one, six of the other.

Mr. Netto.
MR. NETTO: Joe Netto, Precinct 9.

Can somebody explain to me why we don’t have a map as to where this land is? Again, it’s in the warrant book. Here, you’re asking me for some money to buy five and a half acres of land. Where is it? I do not know where the Living Waters Christian Center was going to be built and I don’t have the assessor’s maps.

Again, information in the warrant book is missing. I’m not speaking against the article, but I mean – and who owns the land and where is the land?

CHAIRMAN CARMICHAEL: Mr. Netto, there is a slide in our presentation that we made Monday. If we could pull that up from the Community Preservation Fund.

MR. NETTO: Okay, okay --

CHAIRMAN CARMICHAEL: And the land is just this side of Waquoit Congregational Church, on Barrows Road.

MR. NETTO: Well, how come that map, again, wasn’t published in the warrant – Mr. Moderator, how come the land – the map of the land was not in my warrant book? Can I get an
answer to that question? Well, can we see a map now, please?

CHAIRMAN CARMICHAEL: We [inaudible.]

MR. SHEA: Bob Shea, GIS Coordinator for the Town of Falmouth.

Joe, there are 11 or 12 Community Preservation Committee articles. I didn’t create a map for each Community Preservation Committee article, and I wasn’t asked to.

MR. NETTO: Well, then, okay, I’m sorry. Then, in the future, in the future when we – could we --

THE MODERATOR: There’s the map.

MR. NETTO: There, okay, thank you.

That’s all I’m asking for. Thank you.

THE MODERATOR: Okay, I see a hand. I don’t see a face but I see a hand over here. Behind Mr. Haddad. There he is.

MR. PANISH: Barry Panish, Precinct 7. This is off of Barrows Road. And I approve of the affordable housing being put onto this lot but the density of 12 single family homes on five and a half acres – and if anybody is familiar with Barrows Road, it is a very, very
highly dense area of housing and a very, very narrow road. And 12 single family homes just seems to be over-density for this area. I would prefer there being maybe eight units in there.

My other concern is when Living Waters – who – this is a little ambiguous here. I believe they are still the owners of this property. It says now or current owner of Living Waters. Approximately ten or twelve years ago, when they looked to build a church onto this property. One of the reasons that a permit was denied was that they did not have enough frontage on Barrows Road to put a road in. And I don’t see this being changed. I’ve talked to the abutters in the past week and they have not given up or been approached to give up any land.

I don’t know – I did mention this at the precinct meeting and brought it up to Community Preservation Committee. You do not have enough frontage on Barrows Road for a legal road.

CHAIRMAN CARMICHAEL: Well, Habitat was aware of that when they first started putting together this project, and they are resolving
that. They can’t go forward if they don’t.

MR. PANISH: Resolving it in?

CHAIRMAN CARMICHAEL: It will be a 40B project and the density -- I think Habitat has built 75 homes on the Cape, so they’ve got a business plan that determines not only what is financially feasible, but what works in terms of neighborhoods for the population they’re serving. So this is their best guess of how best to use that property.

MR. PANISH: Okay, but that still does not answer having --

THE MODERATOR: I think Mr. Duffy had an answer. Mr. Duffy.

MR. DUFFY: This project is scheduled to go forward as a Chapter 40B comprehensive permit, and under the rules for Chapter 40B comprehensive permits, the Board of Appeals, acting as sort of a super permitting agency, can waive the frontage requirement or give them waivers or variances. So that can be resolved. But Habitat for Humanity does have to address the issue and they -- well, my understanding is that they intend to.
MR. PANISH: So you could have a non-compliance road just because it’s 40B housing?

MR. DUFFY: Yes.

THE MODERATOR: That’s what 40B is all about; they can do whatever they want.

Ms. Connolly.

MS. CONNOLLY: How do I have to stand up? I don’t want to. Oh, well, okay.

Thank you, Nancy.

Anne Connolly, Precinct 6.

Is there a total development cost listed on this project yet? Even just conceptually?

THE MODERATOR: Madame Chair.

CHAIRMAN CARMICHAEL: I’m looking to see if I have that in our summary.

MS. CONNOLLY: And is this – this isn’t – this is just a portion, correct, of the down payment on the land?

THE MODERATOR: Ms. Cuny.

MS. CUNY: The total project that they gave is $3,787,541.

MS. CONNOLLY: So, do we have a percentage? Did you guys break it down?

Well, typically, with – you ask for folks to ask,
you know, what the percentage is, so.

CHAIRMAN CARMICHAEL: This proposal is for the property.

MS. CONNOLLY: Uh-huh.

CHAIRMAN CARMICHAEL: And the financial plan for the actual development is still in process.

MS. CONNOLLY: I understand that. But they have to have done a pro forma.

CHAIRMAN CARMICHAEL: We don’t have that pro forma yet.

MS. CONNOLLY: So, I came out with around $30,000 per unit for acquisition, is that correct? For acquisition only?

CHAIRMAN CARMICHAEL: I don’t know.

MS. CONNOLLY: Okay.

THE MODERATOR: Okay, further discussion on Article 35?

The question will come on the main motion. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[No.]
THE MODERATOR: The opinion of the chair is that the ayes have it by a majority.

Article 36. This is also a Community Preservation Committee article. Article 36.

CHAIRMAN CARMICHAEL: The Committee moves the article as recommended.

THE MODERATOR: As recommended. This is to vote to appropriate the sum of $137,164 from the Community Preservation Budgeted Reserve to develop a conceptual plan for the Coonamessett Greenway Gateway Park, and construct two pedestrian bridges and wetland walkways at Coonamessett Greenway Heritage Trail and Gateway Park.

Who held this one? Any discussion on Article 36?

The question will come on the main motion as recommended. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed.

[No.]

THE MODERATOR: The ayes have it by a majority.
CHAIRMAN CARMICHAEL: Thank you.

THE MODERATOR: Article 38. This is also a Community Preservation Committee article.

CHAIRMAN CARMICHAEL: The Committee moves indefinite postponement on this article. The applicant withdrew the application for funding.

THE MODERATOR: Okay. So the new recommendation and the main motion is indefinite postponement. Under state statute, we cannot vote anything in the positive without a recommendation of the Community Preservation Committee. So the main motion is indefinite postponement.

All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

At this time, I’d recognize the Chairman of the Board of Selectmen for notification of the next Annual Town Meeting.
CHAIRMAN JONES: Mr. Moderator, the Fall Town Meeting will be on November 6, 2017 at 7:00 p.m.

THE MODERATOR: November 6th at 7:00 p.m. is our next Town Meeting.

And Madame Chairman – all right, so our total figure for this Town Meeting, the Annual Town Meeting, is $147,253,173.

At this time, the Chair would entertain a motion to dissolve the Annual Town Meeting.

So moved.

All those in favor, signify by saying aye.

[AYE.]

THE MODERATOR: All those opposed no.

[NONE opposed.]

THE MODERATOR: The ayes have it and the meeting is dissolved.

[9:02 p.m., whereupon this meeting ended.]
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BARNSTABLE, SS

I, Carol P. Tinkham, a Professional Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the foregoing is a true and accurate record of Night One of the Falmouth Annual Town Meeting, taken by me on Wednesday, April 5, 2017. To the best of my ability the within transcript is a complete, true and accurate record.

In witness whereof, I have hereunto set my hand and Notary Seal this 9th Day of May, 2017.

_____________________________
Carol P. Tinkham, Notary Public
My Commission Expires: April 5, 2024

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